



Westfield Avenue, Northamptonshire, MK19 6LH



47 Westfield Avenue
Deanshanger
Northamptonshire
MK19 6LH

£345,000

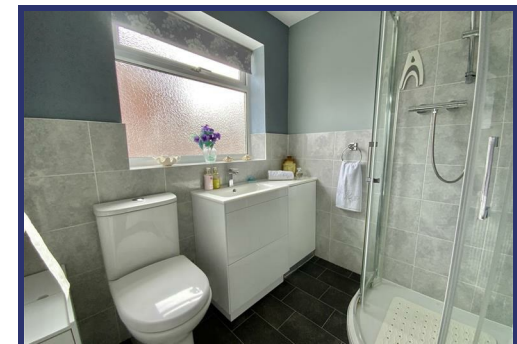
A well presented 2 bedroom semi detached bungalow with far reaching countryside views.

The bungalow has accommodation set on a single level comprising an entrance hall, living room, garden room, kitchen, 2 double bedrooms and a shower room. Outside are good size gardens to both the front and rear, a driveway for three cars and a useful outside store.

The property is located on the popular Westfield Avenue, located on the edge of the village backing onto farmland with far-reaching countryside views. Village facilities such as schools, shops and community centre are within walking distance.

Offered for sale with no onward chain.

- Semi Detached Bungalow
- Backs on to Farm Fields - Lovley Views
- West Facing Garden for Great Sunsets
- Living Room + Garden Room
- 2 Double Bedrooms
- Fitted Kitchen
- Shower Room
- Parking for 3 Cars
- CHAIN FREE SALE





Accommodation

A front door opens to an entrance hall which has access to the loft and doors to all rooms.

The living room has a feature fireplace with integrated electric fire, and patio doors opening to the garden room with views over the rear garden and countryside beyond. Hello

The garden room is a brick construction with a poly-carbonate roof and has patio doors opening to the rear garden and a window to the side. Lovely views over the garden and countryside beyond.

A kitchen has a range of units to floor and wall levels with worktops and a ceramic sink. Integrated gas hob, extractor hood, electric oven and space for a washing machine and small fridge.

Bedroom 1 is a double bedroom located to the front with an extensive range of bedroom furniture to include wardrobes, drawers and dressing table.

Bedroom 2 is a double bedroom located to the front.

The shower room has a modern white suite comprising WC, wash basin built into a vanity unit and a shower cubicle. Part tiled walls and window to the rear.

Outside

The property has good size gardens to the front and rear. The front garden is laid with lawn with a driveway to the side, providing off-road parking for around three cars with gated access to the rear garden.

The rear garden is laid with lawn, patios, stocked beds and borders and it backs directly onto farmland with far reaching countryside views. Pre-fabricated building used as a garden store. The garden has a westerly aspect enjoying lovely sunsets.

Heating

The property has gas to radiator central heating with a combination boiler for heating and hot water.

Cost/ Charges/ Property Information

Tenure: Freehold

Local Authority: West Northants Council

Council Tax Band: B

Location - Deanshanger

Deanshanger is located just over the Bucks/Northants

border in South Northamptonshire. It has some of the most comprehensive facilities of all the local villages to include several grocery shops, fast food takeaways, post office, hair dressers, pub, church, part time doctors surgery, village hall, sports club and a full range of education from pre-school, to junior school, and secondary school with sixth form. The attractive village green is in a conservation area and recent development in the village has ensured plenty of recreational space and parks are provided. In terms of transport there are excellent road links to Milton Keynes (with a main line station to London Euston (fastest trains just 30 minutes), Buckingham and Northampton. The historic coaching town of Stony Stratford is close by.

Note for Purchasers

In order that we meet legal obligations, should a purchaser have an offer accepted on any property marketed by us they will be required to under take a digital identification check. We use a specialist third party service to do this. There will be a non refundable charge of £18 (£15+VAT) per person, per purchase, for this service.

Buyers will also be asked to provide full proof of, and source of, funds - full details of acceptable proof will be provided upon receipt of your offer.

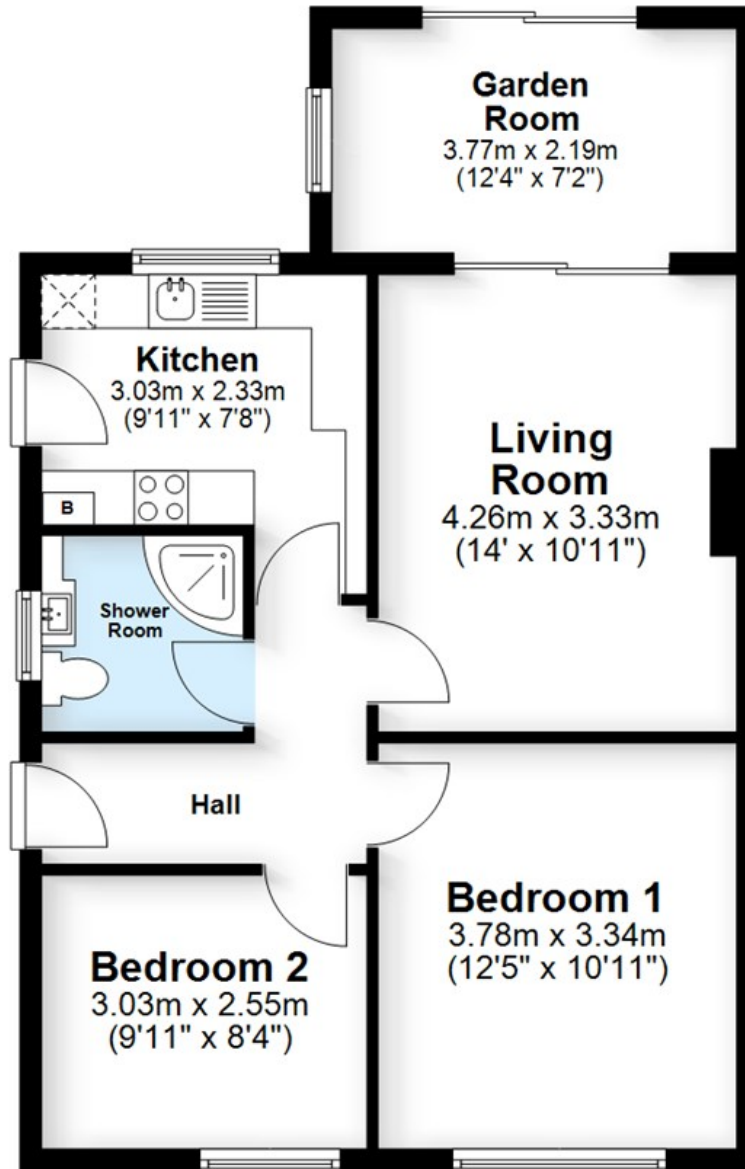
We may recommend services to clients to include financial services and solicitor recommendations, for which we may receive a referral fee – typically between £0 and £200

Disclaimer

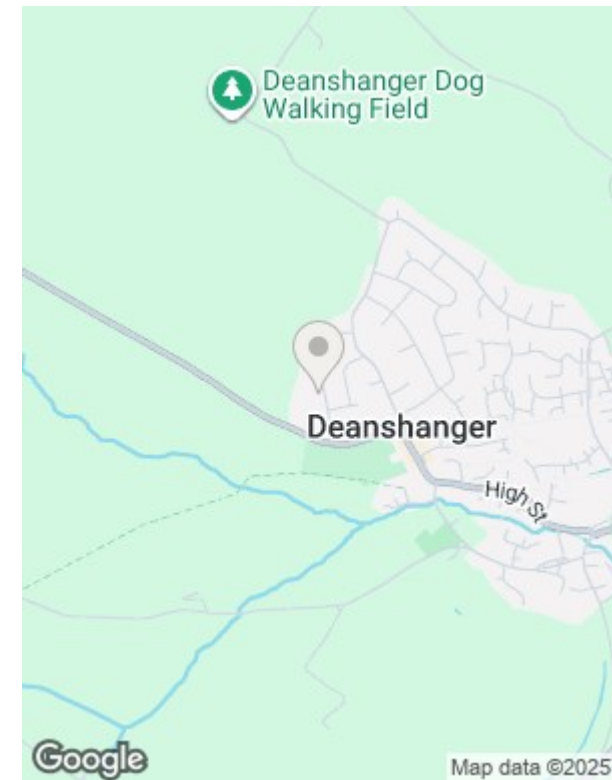
Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to verify the information for you. Do so, particularly if contemplating travelling some distance to view the property. The mention of any appliance and/or services to this property does not imply that they are in full and efficient working order, and their condition is unknown to us. Unless fixtures and fittings are specifically mentioned in these details, they are not included in the asking price. Even if any such fixtures and fittings are mentioned in these details it should be verified at the point of negotiating if they are still to remain. Some items may be available subject to negotiation with the vendor.



Ground Floor



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. Reference to square area shows all areas of accommodation shown on the plan, but usually excludes garages and outbuildings. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. It is not to be used for a valuation. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Plan produced using PlanUp.



Viewing Arrangements

By appointment only via Carters.
We are open 7 days a week for your convenience

01908 561010

stony@carters.co.uk

carters.co.uk

59 High Street, Stony Stratford, MK11 1AY



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

